

## Parks & Community Services Department

**Todd Marts, Executive Director**

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**Board of County Commissioners**

Holly Williams, District 1  
Carrie Geitner, District 2  
Bill Wysong, District 3  
Cory Applegate, District 4  
Cami Bremer, District 5

January 31, 2025

Kari Parsons  
Project Manager  
El Paso County Development Services Department  
2880 International Circle  
Colorado Springs, CO 80910

**Subject: Grandview Reserve Phase II PUD Development Plan and Preliminary Plan, 4<sup>th</sup> Submittal (PUDSP-23-006)**

Hello Kari,

The Park Planning Division of the Parks and Community Services Department has reviewed the 4<sup>th</sup> submittal of the Grandview Reserve Phase II PUD Development Plan and Preliminary Plan application and has no additional comments and/or recommendations. ***Staff would, however, like to reiterate the highlighted recommendation below regarding the connector trail from Downpatrick Way to Dawlish Drive. If a short connector could be established without reducing lot sizes under the required area, this trail connector would greatly enhance pedestrian travel in the southern portion of Phase II.***

The following comments and recommendations were submitted administratively on August 28, 2024:

*“Staff acknowledges the following items during the review of this 3<sup>rd</sup> submittal:*

- The complete redesign of the lot layout, which has significant impacts on the configuration of previously designed parks, trails, and open spaces. The open spaces are still very well planned and the addition of the Tract B trail corridor will provide efficient off-street pedestrian access through the more dense portion of the development. **As a recommendation only and not a requirement, a connecting trail from Downpatrick Way to Dawlish Drive, perhaps in the vicinity of Lots 66 and 106, would allow for more expedited pedestrian access to the Tract I open space / park area.***
- The recalculation of park and open tract areas. Open space tracts now equate to 8.04 acres, while parks provide 7.60 acres. Landscape, public access, utility, and drainage tracts add another 5.26 acres, totaling 20.90 acres or 30% total open space.*

- *An increase in the number of single-family residential units from 418 to 430. Regional and Urban Park Fees have been recalculated, as shown on the attached and updated Subdivision Review Form, as well as being reflected in the updated Recommended Motion on Page 3 of this document.”*

The following comments were submitted administratively on March 13, 2024:

- *“Staff acknowledges and appreciates the inclusion of more detailed Landscape Drawings which show the general location of parks, trails, playgrounds, and active/passive use areas. These park and trail details may be further refined as the applicant moves forward with possible Park Lands Agreements for the individual filings, as detailed in the original Recommended Motion below.”*

The original development application, along with the following comments and recommendations, was presented to and endorsed by the El Paso County Park Advisory Board on February 14, 2024:

*“This is a request for endorsement by HR Green Development, LLC, on behalf of 4 Site Investments, LLC, for approval of the Grandview Reserve Phase II PUD Development Plan and Preliminary Plan. The 68.72-acre property consists of 418 single-family townhome and duplex residential lots, and is currently zoned RR-2.5, although this application concurrently requests a zoning reclassification to PUD. The site is located between Eastonville Road and East Highway 24, northeast of the intersection of Londonderry Drive.*

*The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The project site is located approximately 0.15 mile east of Falcon Regional Park and the proposed Eastonville Primary Regional Trail, both of which will be accessible by an internal network of trails and sidewalks. The existing Rock Island Regional Trail is located approximately 0.50 mile southeast of the site and will also be accessed by internal subdivision trails provided by the developer.*

*The Candidate Open Space Master Plan of the Parks Master Plan shows the Judge Orr Road Candidate Open Space encompassing the entire project site. Natural resource values include tallgrass and bluestem prairie communities intermixed with permanent and intermittent wetland areas, serving as habitats for various aquatic species. The project would not be in conflict with the plan, as long as its development does not adversely affect the surrounding existing environment. Within the current application, the applicant has included approximately 19.75 acres of open space areas for the park, trail corridor, open space, and landscaping areas as shown in the submitted PUD Preliminary Plan and Landscape Plans, as well as being highlighted in previously submitted Sketch Plans and Phase I PUD Preliminary Plans.*

*The Phase II PUD Preliminary Plan currently shows approximately 19.75 acres of open space, dedicated stormwater detention facilities and utilities, but also includes the locations for a proposed neighborhood pocket park in Tract V, common open spaces, an interconnected internal trail network, and various landscape buffers (see highlighted Landscape Plan). Combined, these open spaces constitute approximately 29% of the total project area of 68.72 acres. The applicant’s PUD Development Plan and Preliminary Plan includes extensive representations of the development’s trail and park system, including connections to the El Paso County regional park and trail system, and the Letter of Intent additionally states the following:*

- *“Residents of this area will be able to easily access the above listed area by vehicle or future trails/walks.”*
- *“Not many natural features exist on the property, however a floodplain area does occur in part of the subject site which is being channelized (named Channel B). This will provide control of the drainageway and provide a key trail linkage along the corridor that connects to the overall trail system for Grandview Reserve.”*

- “Significant open space and amenities are provided within Phase 2 and ultimately for the entire project. Trails and open space are interconnected through this first filing which provide connections to the Amenity Center, Falcon Regional Park and future parks and open space for Grandview Reserve.”
- “Additionally, this community has plentiful parks, trails, and open space that should help reduce air pollution by providing opportunities for pedestrian or bike travel versus vehicular travel to these features.”

EPC staff is encouraged by the applicant’s willingness to provide extensive recreational amenities for its residents and citizens of El Paso County through the development of an expansive and connected park, trail, and open space system. Staff recommends that the applicant submit detailed site plans for the proposed neighborhood park and include multi-generational recreational amenities such as a playground, multi-use turf field, and/or seating and picnic areas. The submitted Landscape Plans are rather limited and only show half of the proposed park area.

Lastly, staff recommends regional and urban park fees in lieu of land dedication on the forthcoming Final Plat(s). Due to the extensive nature of proposed urban recreational amenities within the Phase II development, a Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement, including all site plans, are approved by the County and executed prior to recording the forthcoming Final Plat(s).

**Recommended Motion (PUD Development Plan and Preliminary Plan):**

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Grandview Reserve Phase II PUD Development Plan and Preliminary Plan: (1) provide detailed site plans for the proposed neighborhood park; (2) fees in lieu of land dedication for regional park purposes in the amount of **\$217,150** and urban park purposes in the amount of **\$130,290** will be required at time of the recording of the forthcoming Final Plat(s). A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming Final Plat(s).”

Please let me know if you have any questions or concerns.








Sincerely,

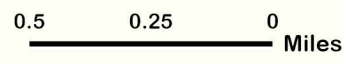


Ross A. Williams  
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# Grandview Reserve Phase II PUD Preliminary Plan Review

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  El Paso County Parks
-  Candidate Open Space Land
-  Grandview Reserve Phase II
-  Grandview Reserve
-  Parcels
-  Streams



**Development  
Application  
Permit  
Review**



**PARKS AND COMMUNITY SERVICES DEPARTMENT**

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

August 28, 2024

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

<b>Name:</b>	Grandview Reserve Phase II PUD Preliminary Plan	<b>Application Type:</b>	PUD / Prelim Plan
<b>PCD Reference #:</b>	PUDSP-23-006	<b>Total Acreage:</b>	68.72
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Total # of Dwelling Units:</b>	430
4 Site Investments, LLC	HR Green, LLC	<b>Dwelling Units Per 2.5 Acres:</b>	15.64
1271 Kelly Johnson Boulevard	Phil Stuepfert	<b>Regional Park Area:</b>	2
Suite 100	1975 Research Parkway, Suite 230	<b>Urban Park Area:</b>	5
Colorado Springs, CO 80920	Colorado Springs, CO 80920	<b>Existing Zoning Code:</b>	RR-2.5
		<b>Proposed Zoning Code:</b>	PUD

**REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS**

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

**LAND REQUIREMENTS**

**Regional Park Area: 2**

0.0194 Acres x 430 Dwelling Units = 8.342  
**Total Regional Park Acres: 8.342**

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **YES**

**Urban Park Area: 5**

Neighborhood: 0.00375 Acres x 430 Dwelling Units = 1.61  
 Community: 0.00625 Acres x 430 Dwelling Units = 2.69  
**Total Urban Park Acres: 4.30**

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$505 / Dwelling Unit x 430 Dwelling Units = \$217,150  
**Total Regional Park Fees: \$217,150**

**Urban Park Area: 5**

Neighborhood: \$119 / Dwelling Unit x 430 Dwelling Units = \$51,170  
 Community: \$184 / Dwelling Unit x 430 Dwelling Units = \$79,120  
**Total Urban Park Fees: \$130,290**

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:** The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Grandview Reserve Phase II PUD Development Plan and Preliminary Plan: (1) provide detailed site plans for the proposed neighborhood park; (2) fees in lieu of land dedication for regional park purposes in the amount of \$217,150 and urban park purposes in the amount of \$130,290 will be required at time of the recording of the forthcoming Final Plat(s). A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming Final Plat(s).

Park Advisory Board Recommendation: Originally PAB Endorsed 02/14/24